

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4604 Arden Drive, Fort Wayne, Indiana 46804 (RetirementHomeTV Corporation)**

**WHEREAS**, Petitioner has duly filed its petition dated February 11, 2013 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

**Attached hereto as "Exhibit A" as if a part herein;**  
and

**WHEREAS**, said project will create eleven full-time, permanent jobs for a total new, annual payroll of \$430,000, with the average new annual job salary being \$39,091 and retain seven full-time, permanent jobs for a total current annual payroll of \$180,000, with the average current, annual job salary being \$25,714; and

**WHEREAS**, the total estimated project cost is \$810,000; and

**WHEREAS**, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

**SECTION 1.** That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2016, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

**SECTION 2.** That, upon adoption of the Resolution.

Said Resolution shall be filed with the Allen County Assessor;

Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area",

Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing,

1                   **SECTION 3.** That, said designation of the hereinabove described property as an  
2 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real  
3 estate and personal property for manufacturing, logistical distribution, information technology,  
4 and research and development equipment.

5                   **SECTION 4.** That, the estimate of the number of individuals that will be employed  
6 or whose employment will be retained and the estimate of the annual salaries of those  
7 individuals and the estimate of the value of redevelopment or rehabilitation and the estimate  
8 of the value of new manufacturing, logistical distribution, information technology, and  
9 research and development equipment, all contained in Petitioner's Statement of Benefits, are  
10 reasonable and are benefits that can be reasonably expected to result from the proposed  
11 described redevelopment or rehabilitation and from the installation of new manufacturing,  
12 logistical distribution, information technology, and research and development equipment

13                   **SECTION 5.** That, the current year approximate tax rates for taxing units within  
14 the City would be.

15                   If the proposed development does not occur, the approximate current year tax  
16 rates for this site would be \$3.1537/\$100.

17                   If the proposed development does occur and no deduction is granted, the  
18 approximate current year tax rate for the site would be \$3.1537/\$100 (the  
19 change would be negligible).

20                   If the proposed development occurs and a deduction percentage of fifty percent  
21 (50%) is assumed, the approximate current year tax rate for the site would be  
22 \$3.1537/\$100 (the change would be negligible).

23                   If the proposed new manufacturing, logistical distribution, information technology,  
24 and research and development equipment is not installed, the approximate  
25 current year tax rates for this site would be \$3.1537/\$100.

26                   If the proposed new manufacturing, logistical distribution, information technology,  
27 and research and development equipment is installed and no deduction is  
28 granted, the approximate current year tax rate for the site would be  
29 \$3.1537/\$100 (the change would be negligible)

30                   If the proposed new manufacturing, logistical distribution, information technology,  
and research and development equipment is installed and a deduction  
percentage of eighty percent (80%) is assumed, the approximate current year  
tax rate for the site would be \$3 1537/\$100 (the change would be negligible).

**SECTION 6.** That, this Resolution shall be subject to being confirmed, modified  
and confirmed, or rescinded after public hearing and receipt by Common Council of the  
above described recommendations and resolution, if applicable.

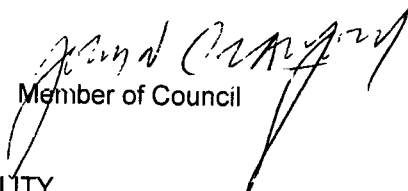
1                   **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the  
2 deduction from the assessed value of the real property shall be for a period of ten years, and  
3 the deduction from the assessed value of the new manufacturing, logistical distribution,  
4 information technology, and research and development equipment shall be for a period of ten  
5 years.

6                   **SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits  
7 can be reasonably expected to result from the project and are sufficient to justify the  
8 applicable deductions


9                   **SECTION 9.** That, the taxpayer is non-delinquent on any and all property tax due  
10 to jurisdictions within Allen County, Indiana.

11                   **SECTION 10.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that  
12 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the  
13 deduction amount as determined by the county auditor in accordance with section 12 of said  
14 chapter if the property owner ceases operations at the facility for which the deduction was  
15 granted and if the Common Council finds that the property owner obtained the deduction by  
16 intentionally providing false information concerning the property owner's plans to continue  
17 operation at the facility.

18                   **SECTION 11.** That, this Resolution shall be in full force and effect from and after  
19 its passage and any and all necessary approval by the Mayor.

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Member of Council

APPROVED AS TO FORM AND LEGALITY

  
Carol Helton, City Attorney

FE3 1 - 2013 *pin*



COMMUNITY DEVL  
ECONOMIC REVITALIZATION AREA APPLICATION  
CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR: (Check appropriate box(es))

- Real Estate Improvements
- Personal Property Improvements
- Vacant Commercial or Industrial Building

Total cost of real estate improvements:	670,000
Total cost of manufacturing equipment improvements:	20,000
Total cost of research and development equipment improvements:	60,000
Total cost of logistical distribution equipment improvements:	30,000
Total cost of information technology equipment improvements:	40,000
<b>TOTAL OF ABOVE IMPROVEMENTS:</b>	<b>810,000</b>

GENERAL INFORMATION

Real property taxpayer's name: *RetirementHomeTV Corporation*  
 Personal property taxpayer's name: *RetirementHomeTV Corporation*  
 Telephone number: *877-477-3474*  
 Address listed on tax bill: *10020-B Lima RD. Ft. Wayne, IN 46818*  
 Name of company to be designated, if applicable: \_\_\_\_\_  
 Year company was established: *2007*  
 Address of property to be designated: *4604 Arden Dr. Fort Wayne, IN 46804*  
 Real estate property identification number: \_\_\_\_\_  
 Contact person name: *Kurt Schlabaeh*  
 Contact person telephone number: *260-341-1516* Contact person Email: *Kurt@retirementhorsetv.com*  
 Contact person address: *13003 GARNET HILL, FORT WAYNE, IN 46845*  
 List company officer and or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
<i>Kurt Schlabaeh</i>	<i>President</i>	<i>13003 Garnet Hill, F.W. 46845</i>	<i>260-483-5663</i>

List all persons or firms having ten percent or more ownership interest in the applicant business and the percentage each holds:

NAME	PERCENTAGE
Kurt Schlabach	100%

- Yes  No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name title)
- Yes  No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- Yes  No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- Yes  No Is the property for which you are requesting ERA designation located in a HUBzone? (see attached map for current areas)
- Yes  No Do you plan to request state or local assistance to finance public improvements?

Describe the product or service to be produced or offered at the project site: Private Cable Television Systems for Senior Living Communities Nationwide

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

Property is base land located within the limits of the City of Ft. Wayne.

### REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

Describe any structure(s) that is/are currently on the property: *N/A* —

Describe the condition of the structure(s) listed above: *N/A* —

Describe the improvements to be made to the property to be designated for tax abatement purposes:

*New Construction: 10,000 sq ft Industrial manufacturing building w/16 parking spaces and loading dock w/asphalt drive.*

Projected construction start (month/year): *4/2013*

Projected construction completion (month/year): *11/2013*

Yes  No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes  No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

### PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

TECHNICAL Cam-1000 System, Com1000 Fax System, Video  
Propulsion Downpour 16 Stream System, LG Prod: 10mm 20", 42" TVs,  
- Telephone System, Computers, Microsoft Exchange Server, Software  
- Satellite meters, Forklift, Drills, Drill Press, Table Saw, misc.  
- Hand Tools, Tracking, Dish Network and DirecTV Satellite System  
- for Testing RHTV Systems

Yes  No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant?  Yes  No

Yes  No Will the equipment be leased?

Equipment purchase date (month year): IBS 9/2013

Equipment installation date (month year): IBS 4/2014

Please provide the depreciation schedule term for equipment under consideration for personal property tax abatement:

5 year property

### ELIGIBLE VACANT BUILDING INFORMATION

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

Yes  No Has the building for which you are seeking designation for tax abatement been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

Describe any structure(s) that is/are currently on the property:

Describe the condition of the structure(s) listed above:

Projected occupancy date (month:year):

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

## PUBLIC BENEFIT INFORMATION

### *EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED*

#### ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

[http://www.bls.gov/oes/current/oes\\_23060.htm](http://www.bls.gov/oes/current/oes_23060.htm)

#### Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Admin. Mgr.	0010-0100	5	105,000
Operations Mgr	0010-0030	1	55,000
Assembler	2470-3390	1	20,000

#### Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Admin. Mgr	0010-0100	5	105,000
Operations Mgr	0010-0030	1	55,000
Assembler	2470-3390	1	20,000

#### Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Assembler	2470-3390	3	75,000
CEO	0010-0010	1	100,000
Promotions Mgr	0010-0040	1	30,000
Sales Mgr	0010-0050	1	30,000
Admin. Mgr	0010-0100	3	75,000
Production "	0010-0140	1	70,000
Controller	0500-0950	1	50,000

## PUBLIC BENEFIT INFORMATION

### Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
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### Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
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### Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
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Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Pension Plan          | <input checked="" type="checkbox"/> Major Medical Plan | <input checked="" type="checkbox"/> Disability Insurance |
| <input type="checkbox"/> Tuition Reimbursement | <input checked="" type="checkbox"/> Life Insurance     | <input checked="" type="checkbox"/> Dental Insurance     |

List any benefits not mentioned above:

When will you reach the levels of employment shown above? (month/year):

*11/2014*

### REQUIRED ATTACHMENTS

The following must be attached to the application.

1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

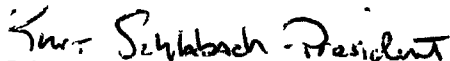
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated) Should be marked as Exhibit B if applicable.**

### CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit has been filed for construction of improvements, nor has any manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax abatements which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1 Real Property for real property improvements and CF-1-PP for personal property improvements) with **BOTH** the City of Fort Wayne Community Development Division, **AND** the County Auditor in each year in which I receive a deduction. Failure to file the CF-1 form with either agency may result in a rescission of any tax abatement occurring as a result of this application.

  
Signature of Taxpayer Owner

  
Printed Name and Title of Applicant

2-5-13  
Date



STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R2-12-11)
Prescribed by the Department of Local Government Finance

CITY OF FORT WAYNE

FORM SB-1 / PP

FEB 11 2013

COMMUNITY DEVELOPMENT
PRIVACY NOTICE

The cost and any specific individual salary information is confidential. The balance of the filing is public record per IC 6-1-1-12-1-5 1-1-1 and 1-1-1

INSTRUCTIONS

- 1 This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1997 and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS (IC 6-1-1-12-1-1)
2 Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment BEFORE a deduction may be approved.
3 To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4 Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits (IC 6-1-1-12-1-5-6)
5 The schedules established under IC 6-1-1-12-1-4 5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1-1-12-1-17)

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: RETIREMENTHOMETV CORPORATION
Address of taxpayer: 10020-B LIMA RD FORT WAYNE, IN 46818
Name of contact person: KURT SCHLABACH
Telephone number: (877) 477-3474

SECTION 2 LOCAL GOVERNMENT DESIGNATION OF PROPOSED PROJECT

Name of designating body: FORT WAYNE COMMON COUNCIL
Resolution number (s):
Location of property: 4604 ARDEN RD. FORT WAYNE IN 46804
County: ALLEN
DLGF taxing district number: 074

Table with 4 columns: Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, ESTIMATED, START DATE, COMPLETION DATE. Rows include Manufacturing Equipment, R & D Equipment, Logist Dist Equipment, and IT Equipment.

SECTION 3 ESTIMATE OF EMPLOYEE STANDARDS SALARIES AS SET BY THE PROPOSED PROJECT

Table with 6 columns: Current number, Salaries, Number retained, Salaries, Number additional, Salaries. Values: 7, 180,000.00, 7, 180,000.00, 11, 430,000.00

SECTION 4 ESTIMATE OF TOTAL COST AND VALUE OF PROPOSED PROJECT

Table with 4 main columns: MANUFACTURING EQUIPMENT, R & D EQUIPMENT, LOGIST DIST EQUIPMENT, IT EQUIPMENT. Sub-columns: COST, ASSESSED VALUE. Rows include Current values, Plus estimated values of proposed project, Less values of any property being replaced, Net estimated values upon completion of project.

SECTION 5 WASTE CONVERSION INFORMATION HEREIN BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds)
Estimated hazardous waste converted (pounds)
Other benefits

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.
Signature of authorized representative: [Signature]
Title: President
Date signed (month, day, year): 2-6-13

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed calendar years \* (see below). The date this designation expires is December 31, 2016.

- B. The type of deduction that is allowed in the designated area is limited to
- 1. Installation of new manufacturing equipment;  Yes  No
  - 2. Installation of new research and development equipment;  Yes  No
  - 3. Installation of new logistical distribution equipment.  Yes  No
  - 4. Installation of new information technology equipment;  Yes  No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.

D. The amount of deduction applicable to new research and development equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.

F. The amount of deduction applicable to new information technology equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.

G. Other limitations or conditions (specify) N/A

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- 1 year
- 2 years
- 3 years
- 4 years
- 5 years \*\*
- 6 years
- 7 years
- 8 years
- 9 years
- 10 years \*\*

\*\* For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17?  Yes  No  
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member) John W. Crawford

Telephone number (260) 427-1221 Date signed (month, day, year) 2-26-13

Attested by [Signature]

Designated body Common Council

\* If the designating body imposes a time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to claim the deduction. The number of years designated under IC 6-1.1-12.1-4.5



STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS

State Form 51767 (R3, 12-11)  
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

20 PAY 20  
FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):  
 Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12 1-4)  
 Eligible vacant building (IC 6-1 1-12 1-4.8)

FEB 2013  
am

COMMUNITY DEVL.

INSTRUCTIONS

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation BEFORE a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the last of (1) May, 10, or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits [IC 6-1 1-12 1-5 1(b) and IC 6-1 1-12 1-5 3(j)].
- The schedules established under IC 6-1 1-12 1-4(d) for rehabilitated property and under IC 6-1 1-12 1-4 8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1 1-12 1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer  
RETIREMENTHOMETV CORPORATION  
Address of taxpayer (number and street, city, state, and ZIP code)  
10020-B LIMA RD., FORT WAYNE, IN 46818  
Name of contact person  
KURT SCHLABACH  
Telephone number  
(877) 477-3474  
E-mail address  
KURT@RETIREMENT

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body  
FORT WAYNE COMMON COUNCIL  
Location of project  
4604 ARDEN RD., FORT WAYNE, IN 46804  
County  
ALLEN  
DLGF taxing district number  
074  
Description of real property, improvements, redevelopment or rehabilitation (use additional sheets if necessary)  
10,000 SQUARE FOOT MANUFACTURING FACILITY, EXPANDABLE TO 40,000 SQ. FT.  
Estimated start date (month, day, year)  
04/01/2013  
Estimated completion date (month, day, year)  
11/30/2013

SECTION 3 ESTIMATE OF EMPLOYEES' SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
7.00	\$180,000.00	7.00	\$180,000.00	11.00	\$430,000.00

SECTION 4 ESTIMATE OF TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1 1-12 1-5.1 (d) (2) the COST of the property is confidential.

	COST	ASSESSED VALUE
Current values	120,000.00	
Plus estimated values of proposed project	550,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project	670,000.00	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds)  
Other benefits  
Estimated hazardous waste converted (pounds)

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.  
Signature of authorized representative  
Title  
PRESIDENT  
Date signed (month, day, year)  
02/05/2013

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is December 31, 2016.
- B. The type of deduction that is allowed in the designated area is limited to.
  - 1. Redevelopment or rehabilitation of real estate improvements  Yes  No
  - 2. Residentially distressed areas  Yes  No
  - 3. Occupancy of a vacant building  Yes  No
- C. The amount of the deduction applicable is limited to \$ unlimited.
- D. Other limitations or conditions (specify) N/A
- E. The deduction is allowed for ten years\* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1 1-12.1-17?  Yes  No  
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)

Telephone number

Date signed (month, day, year)

Attested by (signature and title of secretary)

(260) 427-1221

2-26-13

Designated body

Common Council

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation of real estate improvements.
  - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  - 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

# Exhibit A

## SECONDARY PLAT RINGLEH RIDGE W.E.S.1, SECTION I

PART OF THE E 1/2, NW 1/4 SECTION 20, TOWN, R12E, WAYNE TWP., ALLEN COUNTY, FT. WAYNE, INDIANA

PLAT CONT'D TO PG 109

NOTED FOR THE RECORD  
RECORDING OFFICE  
ALLEN COUNTY, INDIANA  
RECORDED  
JUL 11 1971

GRAPHIC SCALE  
1 IN. = 20 FT.

OWNER  
JAMES W. RINGLEH  
2120 S. WINDY HILL  
MARIETTA, GA 30067

BOARD OF WORKS  
JAMES W. RINGLEH  
ROBERT G. CROOK  
MICHAEL HILL, M.D.

SUBDIVISION CONTROL COMMITTEE  
JAMES W. RINGLEH  
ROBERT G. CROOK  
MICHAEL HILL, M.D.

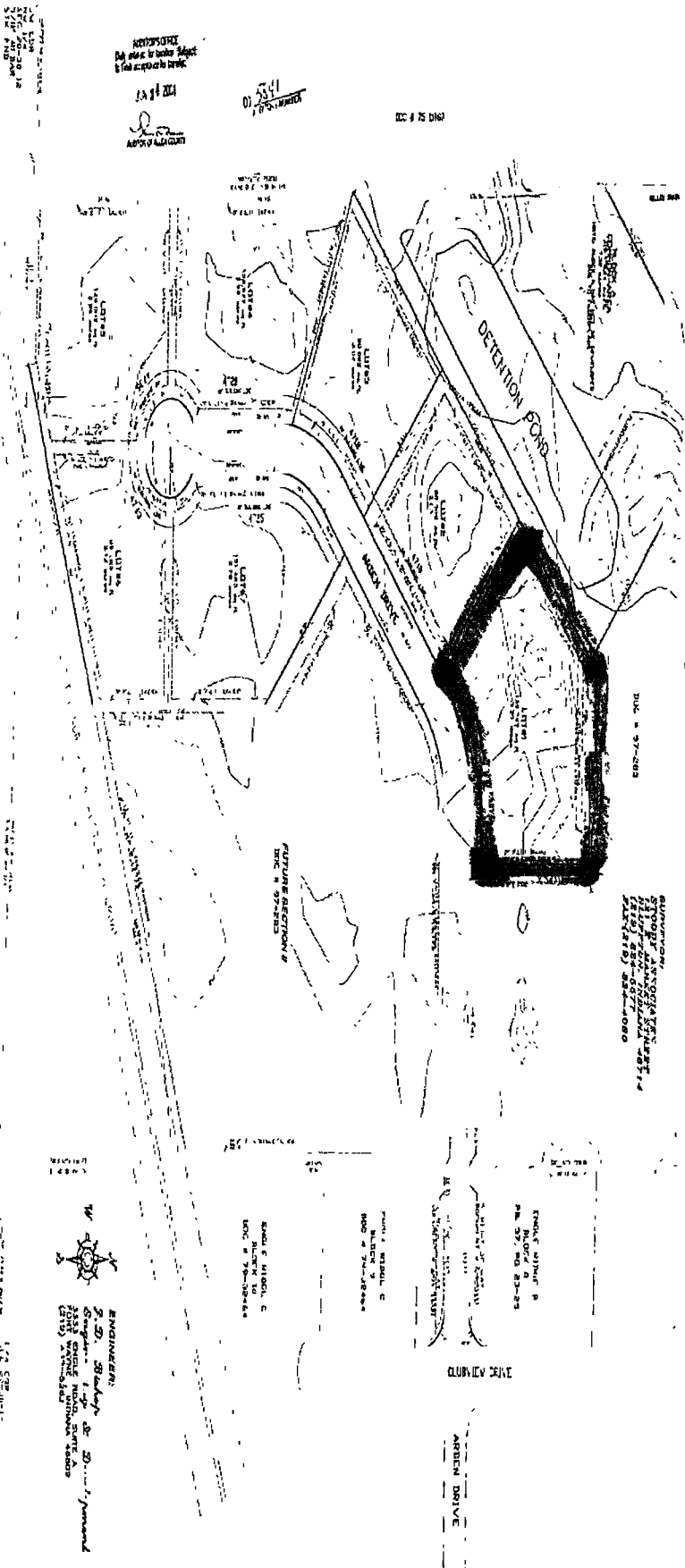
DATE

THIS PLAT IS BEING FILED FOR RECORD BY VIRTUE OF THE PROVISIONS OF THE SUBDIVISION CONTROL ACT, INDIANA, WHICH PROVIDES THAT THE RECORDING OFFICE SHALL NOT REJECT A PLAT FOR RECORDING ON THE BASIS OF THE FORM OR CONTENTS OF THE PLAT, BUT SHALL RECORD THE SAME AS PRESENTED, WITHOUT INTERFERENCE WITH THE RIGHTS OF THE PARTIES THEREIN. THE RECORDING OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

APPROVED AND AUTHORIZED  
JAMES W. RINGLEH

THIS UNREGISTERED REGISTERED LAND SURVEY, LOCATED IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ACT, INDIANA, WAS PREPARED BY THE ENGINEER, JAMES W. RINGLEH, ON SEP 28, 1971. THE SURVEY WAS COMPLETED ON 7-11-1971 AND CERTIFIED TRUE. (L. 11, 1971)

DATE



ENGINEER  
JAMES W. RINGLEH  
2120 S. WINDY HILL  
MARIETTA, GA 30067



See Plans S-20-20000000-000000

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **RetirementHomeTV Corporation is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$810,000. In order to expand, RetirementHomeTV Corporation will construct a new 10,000 square foot industrial manufacturing building with a loading dock. They will also purchase and install a variety of manufacturing, research and development, logistical distribution, and information technology equipment valued at approximately \$140,000.**

EFFECT OF PASSAGE: **Constructing a new industrial manufacturing building and installing new equipment will allow RetirementHomeTV Corporation to remain competitive in the markets they serve. Eleven full-time jobs will be created, and seven full-time jobs will be retained.**

EFFECT OF NON-PASSAGE: **Potential loss of development and eleven full-time jobs.**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford and Tom Smith**

# MEMORANDUM



**TO:** City Council  
**FROM:** Adam Welch, Economic Development Specialist  
**DATE:** February 12, 2013  
**RE:** Request for designation by RetirementHomeTV Corporation as an ERA for eligible real and personal property improvements

## BACKGROUND

PROJECT ADDRESS: **4604 Arden Drive** PROJECT LOCATED WITHIN: **N/A**

PROJECT COST: **\$ 810,000** COUNCILMANIC DISTRICT: **4**

COMPANY PRODUCT OR SERVICE: **RetirementHomeTV Corporation utilizes state-of-the-art technology to offer Private Cable Television Systems for senior living communities nationwide.**  
 PROJECT DESCRIPTION: **RetirementHomeTV Corporation will construct a 10,000 square foot industrial manufacturing building with a loading dock. They will also purchase and install a variety of manufacturing, logistical distribution, information technology, and research and development equipment.**

### CREATED

JOBS CREATED (FULL-TIME):

**11**

JOBS RETAINED (FULL-TIME):

**7**

JOBS CREATED (PART-TIME)

**N/A**

JOBS RETAINED (PART-TIME)

**N/A**

TOTAL NEW PAYROLL:

**\$ 430,000**

TOTAL RETAINED PAYROLL:

**\$ 180,000**

AVERAGE SALARY (FULL-TIME NEW):

**\$ 39,091**

AVERAGE SALARY (FULL-TIME RETAINED)

**\$25,714**

### RETAINED

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Yes  No  N/A

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

**Explain: Property to be designated is zone IN2; General Industrial**

Yes  No  N/A

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Yes  No  N/A

Project encourages the improvement or replacement of obsolete manufacturing and or research and development and or information technology and or logistical distribution equipment?

Yes  No  N/A

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes  No  N/A

Project encourages preservation of an historically or architecturally significant structure?

## Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
<b>Total new investment in real property (new structures and/or rehabilitation)</b>		
Over \$1,000,000	10	
\$500,000 to \$999,999	8	8
\$100,000 to \$499,999	6	
Under \$100,000	4	
<b>Total number of jobs created and/or retained</b>		
Over 150	10	
75 to 149	8	
25 to 74	6	
10 to 24	4	4
Under 10	2	
<b>Current # of employees increases 50-99%</b>	6	
<b>Current # of employees increases 100% or more</b>	8	8
<b>Average annual salary of full-time jobs created and/or retained are % of the Federal Minimum Wage</b>		
Greater than 300% of the Federal Minimum Wage	10	
201% to 300% of the Federal Minimum Wage	7	7
151% to 200% of the Federal Minimum Wage	3	
150% of the Federal Minimum Wage	1	
<b>Health insurance provided by the company</b>	5	5
<b>Project involves reinvestment at current location of a business</b>	10	
<b>Project involves new or startup business</b>	5	
<b>Construction uses green building techniques (ie LEED Certification)</b>	5	
<b>Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)</b>	2	
<b>Project is located in a HUBzone</b>	10	
	<b>Total</b>	<b>32</b>

7 to 11 points - Three Year Abatement  
 12 to 16 points - Five Year Abatement  
 17 to 23 points - Seven Year Abatement  
 24 to 67 points - Ten Year Abatement

**\* If Average annual salary of the full-time jobs created by listed occupation is 10% or greater than the average salary for Allen County using current occupational employment statistics, then the applicant is eligible for an alternate deduction schedule.**

<b>10 Year</b>	
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	90%
Year 7	80%
Year 8	65%
Year 9	50%
Year 10	40%
<b>7 Year</b>	
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	71%
Year 7	43%

## Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
<b>Total new investment in equipment</b>		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	4
<b>Total number of jobs created and/or retained</b>		
Over 150	10	
75 to 149	8	
25 to 74	6	
10 to 24	4	4
Under 10	2	
<b>Current # of employees increases 50-99%</b>	6	
<b>Current # of employees increases 100% or more</b>	8	8
<b>Average annual salary of full-time jobs created and/or retained are % of the Federal Minimum Wage *</b>		
Greater than 300% of the Federal Minimum Wage	10	
201% to 300% of the Federal Minimum Wage	7	7
151% to 200% of the Federal Minimum Wage	3	
150% of the Federal Minimum Wage	1	
<b>Health insurance provided by the company</b>	5	5
<b>Project involves reinvestment at current location of a business</b>	10	
<b>Project involves new or startup business</b>	5	
<b>Construction uses green building techniques (ie LEED Certification)</b>	5	
<b>Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)</b>	2	
<b>Project is located in a HUBzone</b>	10	
	<b>Total</b>	<b>28</b>

- 7 to 11 Points - Three Year Abatement
- 12 to 16 Points - Five Year Abatement
- 17 to 23 Points - Seven Year Abatement
- 24 to 60 Points - Ten Year Abatement

\* If Average annual salary of the full-time jobs created by listed occupation is 10% or greater than the average salary for Allen County using current occupational employment statistics, then the applicant is eligible for an alternate deduction schedule.

<b>10 Year</b>	
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	90%
Year 7	80%
Year 8	65%
Year 9	50%
Year 10	40%
<b>7 Year</b>	
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	71%
Year 7	43%

**POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION  
TAX ABATEMENT - ESTIMATE OF SAVINGS**

\*New tax abatement percentages have been changed to reflect change in state law.

**PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule**

Year	True Cash Value	"Pool 2" True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$140,000	\$56,000	\$56,000	100%	0%	\$56,000	\$0	0.031537	\$0	\$1,766
2	\$140,000	\$78,400	\$78,400	80%	10%	\$70,560	\$7,840	0.031537	\$247	\$2,225
3	\$140,000	\$58,800	\$58,800	80%	20%	\$47,040	\$11,760	0.031537	\$371	\$1,484
4	\$140,000	\$44,800	\$44,800	70%	30%	\$31,360	\$13,440	0.031537	\$424	\$989
5	\$140,000	\$42,000	\$42,000	60%	40%	\$25,200	\$16,800	0.031537	\$530	\$795
6	\$140,000	\$42,000	\$42,000	50%	50%	\$21,000	\$21,000	0.031537	\$662	\$662
7	\$140,000	\$42,000	\$42,000	40%	60%	\$16,800	\$25,200	0.031537	\$795	\$530
8	\$140,000	\$42,000	\$42,000	30%	70%	\$12,600	\$29,400	0.031537	\$927	\$397
9	\$140,000	\$42,000	\$42,000	20%	80%	\$8,400	\$33,600	0.031537	\$1,060	\$265
10	\$140,000	\$42,000	\$42,000	10%	90%	\$4,200	\$37,800	0.031537	\$1,192	\$132
11	\$140,000	\$42,000	\$42,000	0%	100%	\$0	\$42,000	0.031537	\$1,325	\$0
TOTAL TAX SAVED (10 yrs on 10 yr deduction)										\$9,245
TOTAL TAX PAID (10 yrs on 10 yr deductior)										\$6,208

NOTE Above calculations assume a constant tax rate over the abatement period Time value of money is not considered

**REAL PROPERTY TAX ABATEMENT - 10 yr Schedule**

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$670,000	\$670,000	\$670,000	100%	0%	\$670,000	\$0	0.031537	\$0	\$21,130
2	\$670,000	\$670,000	\$670,000	95%	5%	\$636,500	\$33,500	0.031537	\$1,056	\$20,073
3	\$670,000	\$670,000	\$670,000	80%	20%	\$536,000	\$134,000	0.031537	\$4,276	\$16,904
4	\$670,000	\$670,000	\$670,000	65%	35%	\$435,500	\$234,500	0.031537	\$7,395	\$13,734
5	\$670,000	\$670,000	\$670,000	50%	50%	\$335,000	\$335,000	0.031537	\$10,565	\$10,565
6	\$670,000	\$670,000	\$670,000	40%	60%	\$268,000	\$402,000	0.031537	\$12,678	\$8,452
7	\$670,000	\$670,000	\$670,000	30%	70%	\$201,000	\$469,000	0.031537	\$14,791	\$6,339
8	\$670,000	\$670,000	\$670,000	20%	80%	\$134,000	\$536,000	0.031537	\$16,904	\$4,226
9	\$670,000	\$670,000	\$670,000	10%	90%	\$67,000	\$603,000	0.031537	\$19,017	\$2,113
10	\$670,000	\$670,000	\$670,000	5%	95%	\$33,500	\$636,500	0.031537	\$20,073	\$1,056
11	\$670,000	\$670,000	\$670,000	0%	100%	\$0	\$670,000	0.031537	\$21,130	\$0
TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction)										\$104,592
TOTAL TAX PAID REAL PROPERTY (10 yrs) (10 yrs on 10 yr deduction)										\$106,705
TOTAL TAX SAVED MACHINERY & BUILDING (10 yrs on 10 yr deduction)										\$113,838
TOTAL TAX PAID MACHINERY & BUILDING (10 yrs on 10 yr deductior)										\$112,913

NOTE Above calculations assume a constant tax rate over the abatement period Time value of money is not considered

Public Hearing Date, if applicable

Read the first time in full and on motion by Councilman *John Crawford*  
Read the second time by title and referred to the *Finance Committee*  
Committee. Read the third time in full and on motion by Councilman  
*Crawford*, placed on passage by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	9			
BENDER	✓			
CRAWFORD	✓			
DIDIER	✓			
HARPER	✓			
HINES	✓			
JEHL	✓			
PADDOCK	✓			
SHOAFF	✓			
SMITH	✓			

DATED: *2-26-13* *Sandra E. Kennedy*  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE  
(RESOLUTION) NO. *R-21-13* on the *26<sup>th</sup>* day of  
*February*, 2013

ATTEST:  
*Sandra E. Kennedy*  
SANDRA E. KENNEDY,  
CITY CLERK

*T. Thomas Didier*  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the *27<sup>th</sup>* day  
of *February*, 2013, at the hour of *2* o'clock *PM.* .E.S.T.

*Sandra E. Kennedy*  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this *1<sup>st</sup>* day of *MARCH*  
2013, at the hour of *2:00* o'clock *PM.* .E.S.T.

*Thomas C. Henry*  
THOMAS C. HENRY, MAYOR

BILL NO. R-13-02-23

**REPORT OF THE COMMITTEE ON FINANCE**  
**FEBRUARY 26, 2013**

JOHN CRAWFORD – CHAIR  
TOM SMITH– CO-CHAIR  
ALL COUNCIL MEMBERS

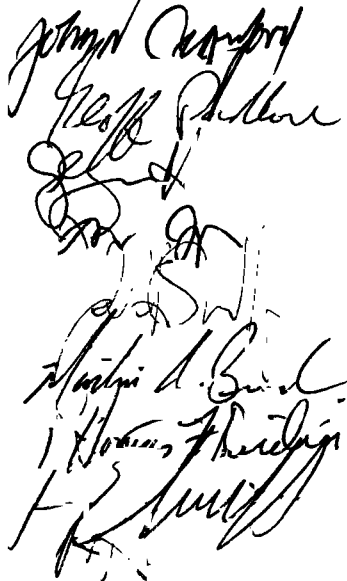
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4604 Arden Drive, Fort Wayne, Indiana 46804 (RetirementHomeTV Corporation). COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE

DO PASS

DO NOT PASS

ABSTAIN

NO REC



Handwritten signatures of committee members, including John Crawford, Tom Smith, and others.

SANDRA E. KENNEDY  
CITY CLERK